

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 24673

BEING A SUBDIVISION OF A PORTION OF LOT 12 IN BLOCK 4 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA LUDWIG ENGINEERING, SAN BERNARDINO, CA. JUNE, 1990

RECORDER'S CERTIFICATE

FILED THIS 15th DAY OF MARCH, 1991, AT 12:00 P.M., IN BOOK 230 OF TRACT MAPS, AT PAGES 26-28 AT THE REQUEST OF THE CITY CLERK. FEE \$10.00 NO. 87033 WILLIAM E. CONERLY, COUNTY RECORDER BY: Sarita Kagan, DEPUTY

SUBDIVISION GUARANTEE:

CONTINENTAL LAND TITLE COMPANY

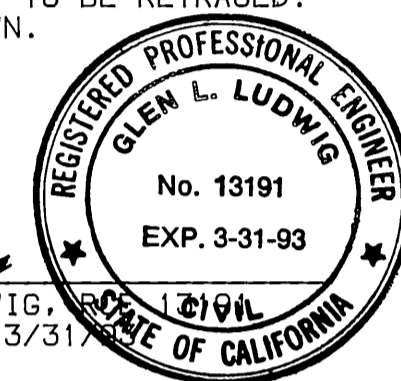
OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B". WE FURTHER HEREBY DEDICATE FOR SANITARY SEWER PURPOSES THE EASEMENT DESIGNATED AS 15' SEWER EASEMENT. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "5' P.U.E." AND "10' P.U.E."

Gary L. Clark
GARY L. CLARK
Joan N. Clark
JOAN N. CLARK

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCT. 13, 1989; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



DATED 6-28-90
Glen L. Ludwig
GLEN L. LUDWIG, P.E. 13191
EXPIRES 3/31/93

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS.
ON 2-14-91 BEFORE ME, THOMAS R. BERNATH
PERSONALLY APPEARED GARY L. CLARK AND JOAN N. CLARK

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE [Signature] 3-11-94 ap.

SIGNATURE OMISSION

- 1. THE SIGNATURE OF WILLIAM I. BUTCHER AND MARY F. BUTCHER THE OWNER OF AN EASEMENT FOR PIPE LINES AS DISCLOSED BY BOOK 810, PAGE 597 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. ITS INTEREST CANNOT RIPPEN INTO A FEE. SAID EASEMENT CANNOT BE LOCATED OF RECORD.
- 2. THE SIGNATURE OF CITY OF RIVERSIDE THE OWNER OF AN EASEMENT FOR DRAINAGE AS DISCLOSED AS INSTRUMENT NO. 13559 RECORDED FEB. 17, 1959 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 24673 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JUNE 8th 1989 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPILED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAVE BEEN CHECKED AND APPROVED AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME OF COMPLETING THE SAME.

DATED: Mar. 1, 1991

Barry Beck
BARRY BECK, PCE 20900
CITY ENGINEER, EXPIRES 9/30/93

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: FEB 19, 1991

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 6/22/90

BARBARA J. STECKEL
CITY TREASURER

BY: David H. Wright, for

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF ~~TWO~~ (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 24673 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "B" WHICH IS HEREBY EXCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "A". AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 12 DAY OF MARCH, 1991.



KAREN E. LINDQUIST
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Karen E. Lindquist

TAX COLLECTOR STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE 1,500.00. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

DATED: March 1, 1991

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Pauline Wallace

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENT, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

1. A RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER THE LANDS HEREIN DESCRIBED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS.

DATED: FEB 19, 1991

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 1,100.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, CITY, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY THE BOARD OF SUPERVISORS.

DATED: June 21, 1990

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

R. Wayne Watts
Treasurer / Tax Collector
By: Grace Presto, Deputy

SOIL REPORT:
A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 27TH DAY OF JUNE, 1990 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953,

BY: R. M. A. GROUP / DUANE LYON G.E. 547

M.B. 230 / 26

M.B. 230 / 26

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BEING A SUBDIVISION OF A PORTION OF LOT 12 IN BLOCK 4 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA LUDWIG ENGINEERING, SAN BERNARDINO, CA. JUNE, 1990

CONTINENTAL LAND TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE PER DEED OF TRUST RECORDED FEBRUARY 11, 1991 AS INSTRUMENT NO. 47364 OF OFFICIAL RECORDS.

Sid Phair
SID PHAIR, VICE-PRESIDENT

Joyce Loyd
JOYCE LOYD, ASSISTANT SECRETARY

Riverside National Bank, as Beneficiary
~~AND TRUST DEED SERVICES, AS TRUSTEE~~ PER DEED OF TRUST RECORDED FEBRUARY 11, 1991 AS INSTRUMENT NO. 47354 OF OFFICIAL RECORDS.

Kerry Pendergast
Vice President

Debra S. Link
ASSISTANT CASHIER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS.
ON 2-14-91 BEFORE ME, THOMAS R. BERNATH
PERSONALLY APPEARED SID PHAIR AND JOYCE LOYD

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE [Signature] 3-11-94 EXP.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS.
ON FEBRUARY 14, 1991 BEFORE ME, MARY PADILLA
PERSONALLY APPEARED KERRY PENDERGAST AND DEBRA S. LINK

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Mary Padilla 7-16-93 EXP.

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 1,500- HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, CITY, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY THE BOARD OF SUPERVISORS.

DATED: March 1, 1991 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: _____

R. Wayne Watts
Treasurer / Tax Collector
By: Ana Preato

M.B. 230/27

M.B. 230/27

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LUDWIG ENGINEERING
SAN BERNARDINO, CA

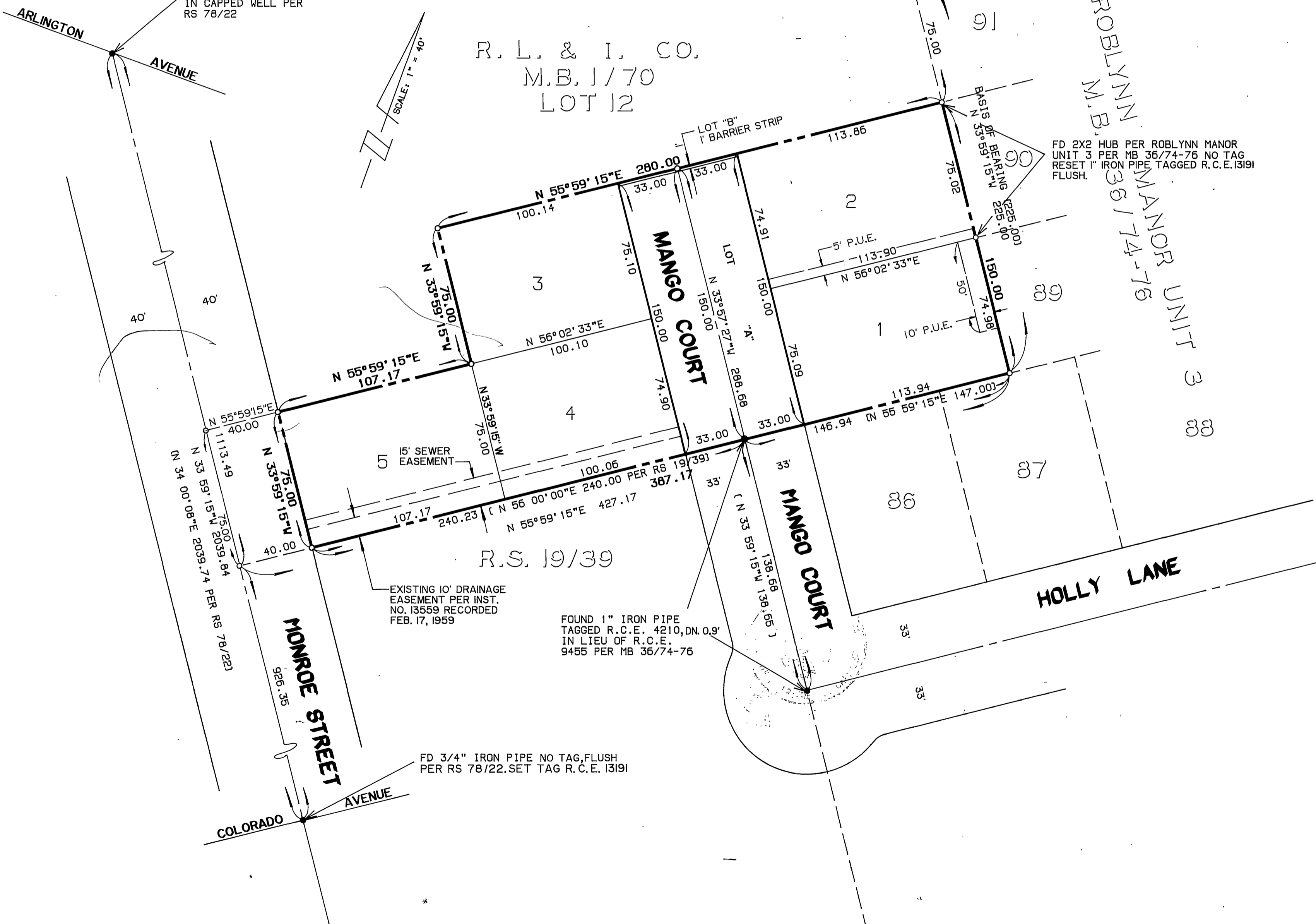
FD 3/4" IRON PIPE TAGGED
R.C.E. 1126, UP 0.1' IN LIEU OF
R.C.E. 9455 MB 36/74-76

FD 1" IRON PIPE DN. 0.90'
IN CAPPED WELL PER
RS 78/22

R. L. & I. CO.
M.B. 11/70
LOT 12

ROBLYNN MANOR UNIT 3
M.B. 36/74-76

- ENGINEER'S NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 33°59'15"W OF THE SOUTHWEST LINE OF LOTS 89-91 PER ROBLYNN MANOR UNIT 3 (MB 36 / 74-76), RIVERSIDE Co.
 2. A 1" IRON PIPE TAGGED RCE 13191 WILL BE SET AT REAR LOT CORNERS, UNLESS OTHERWISE NOTED. A NAIL AND TAG (RCE 13191) WILL BE SET IN THE CONCRETE CURB ON THE PROJECTION OF THE SIDE LOT LINE IN LIEU OF THE FRONT LOT CORNERS.
 3. "O" INDICATES SET 1" IRON PIPE TAGGED RCE 13191, FLUSH UNLESS OTHERWISE NOTED. CENTERLINE MONUMENTS ARE SET 1/4" BELOW FINISH GRADE.
 4. "●" INDICATES FOUND MONUMENTS AS NOTED.
 5. [] INDICATES RECORD BEARING AND/OR DISTANCE PER ROBLYNN MANOR UNIT NO. 3 PER MB 36/74-76 UNLESS OTHERWISE NOTED.
 6. THIS TRACT CONTAINS 5 LOTS.
 7. - - - - - INDICATES SUBDIVISION BORDER LINE.
 8. ALL DISTANCES SHOWN ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
 9. THIS TRACT CONTAINS 1.148 ACRES.



M.B. 230/28

M.B. 230/28